

RESOLUTION
OF THE BOARD OF DIRECTORS
OF
THE HAMMOCKS ASSOCIATION, INC.

ENACTING RULES AND REGULATIONS:
COST OF EXTRAORDINARY CLEANING

WHEREAS, Article XVII of the Declaration of Condominium for The Hammocks authorizes The Hammocks Association, through its Board of Directors, to enact rules and regulations from time-to-time without the consent of the Owners, consistent with the Declaration and the By-Laws of the Association and deemed by the Board to be reasonably necessary or desirable for carrying out the purpose and intent of said Declaration and By-Laws; and,

WHEREAS, the Board of Directors of the Hammocks deems it reasonably necessary and desirable to enact rules and regulations pertaining to the responsibility of the Unit Owners and Occupants for the care and condition of certain Common Elements used by them, including but not limited to the personal property, furniture, furnishings, decorations, flooring, fixtures and finishes located or installed in the condominium Units; and,

WHEREAS, the Declaration of Condominium for The Hammocks, the duly adopted By-Laws of the Hammocks Association, Inc., and the laws of the State of North Carolina allow the Association to charge an individual Unit Owner with the cost of repairing any Common Elements damaged by the intentional act(s) of that Unit Owner or any Occupant of his/her Unit (including damage that occurs during a social event within a Unit at which alcohol is served), to assess liability for such damage, and to impose fines against a Unit Owner for violation of the rules and regulations of the Association;

NOW THEREFORE, BE IT RESOLVED, that individual Owners of Units in The Hammocks shall be personally responsible for the cost of extraordinary cleaning services provided to their Units and the Common Elements therein, if and to the extent such cleaning is necessitated by the intentional act(s) of an Owner or an Occupant of said Owner's Unit (including cleaning necessitated by a social event within a Unit at which alcohol is served). Extraordinary cleaning shall include that which is in excess of what is, based upon experience, normally needed after the use of a Unit, the same to be specifically determined in a

reasonable manner from time to time by the Board of Directors of the Association; and, it is

FURTHER RESOLVED, that the Board of Directors may, after notice and hearing before an adjudicatory panel, find that the need for extraordinary cleaning, as defined above, constitutes damage to the Common Elements for which the Unit Owner is responsible, and the Association shall thereupon have such rights against said Owner as are contained in the Declaration of Condominium, the By-Laws of The Hammocks, and the laws of the State of North Carolina with regard to damage, including but not limited to the right to assess liabilities or fines against the offending Owner in an amount not to exceed \$500 per incident; and, it is

FURTHER RESOLVED, that payment of the costs of extraordinary cleaning, and any fines imposed in connection therewith, shall be made by the Unit Owner upon the demand of the Association, and shall be, for all purposes of collection, considered an Assessment; and, it is

FURTHER RESOLVED, that the foregoing resolution shall be communicated to the Owners of Units in The Hammocks as a rule or regulation binding upon all Owners, and the same shall remain in full force and effect until written notice of its amendment or rescission shall have been received; and, it is

FURTHER RESOLVED, that the Certificate of the Secretary of the Association as to the content of this resolution shall be conclusive proof of its adoption by the Board of Directors and of the fact that this resolution has not been amended, repealed or altered, and is the continuing resolution, rule, and regulation of the Board of Directors of the Association.